

**CITY OF NATCHITOCHES
PLANNING & ZONING COMMISSION
MINUTES OF MAY 5, 2020**

The Planning and Zoning Commission of the City of Natchitoches, Louisiana, met in a teleconference session on Tuesday, May 5, 2020 at the Natchitoches City Council Chambers, 716 Second Street, Natchitoches, LA.

Members Present: Chairman Charles Whitehead, Ron Brown, Isaac Lewis, Rickey McCalister, Jacob Cooper, Jamie Flanagan, Bobby Claiborne & Michael Lewis

Members Absent:

Staff Present: Juanita Fowler, Shontrell Roque & Nicole Oakes

Chairman Whitehead called the meeting to order at 5:00 p.m.

A quorum was established through a roll call.

Mr. Claiborne moved to approve the minutes of the March 3, 2020 meeting. Mr. Brown seconded; the motion carried unanimously.

Old Business

- A. The City Council approved the application Kirk A. & Jane E. Cordell to rezone the following: Lot 81 Feet Front West Side Cypress Avenue, North By McClelland, South And West By Carroll, Less Lot To American Cemetery from R-1 Residence One-Family to R-2 Residence Multiple-Family to convert an accessory building to a guesthouse. Variance requested variance of four (4) feet of the required five (5) feet side yard setback & variance of five (5) feet of the required twenty-five (25) feet rear yard setback. (124 Cypress Ave.)

New Business

- A. Application by Mike Wolff to subdivide the following: Lots 1, 2, 3, & 4 Of Ridge Point Estates Located in the City of Natchitoches in Sections 21,22, and 24, Township 9 North-Range 7 West Being A Subdivision of Lot "B" Shown on Plat in Map Book 1, Page 589 to develop lots for single family residential use. (95.6-Acre parcel located on the south side of Williams Ave. in the 1800 Block.)

Mrs. Fowler stated the application is to develop lots that will be considered single-family residential lots. The survey plat of the Ridge Point Estates subdivision shows Lot 1 is 0.303 acres and Lot 4 is 0.065 acres while Lot 2 and lot 3 are well above two acres. The applicant's interest is to clean up a property lines adjacent to lot 1 and lot 4. Lots 2 and 3 would be set for single-family residential development. Our office did not receive any calls regarding the application whether in favor or against the application. We provided property owners with a call in phone number for comments.

Chairman Whitehead stated he and Mrs. Fowler reviewed the plat and suggested that administrative changes be made regarding lots 1 and 4 intended purpose. The exhibit states that Lots 1 and 4 are substandard lots to be acquired by the adjacent landowners and will not be used for residential purposes. The final plat will read lots 1 and 4 are substandard lots and will be acquired by the adjacent landowners. Once the adjacent landowners acquire lots, lots will not be separated from the adjacent lots without approval of the City of Natchitoches Planning Commission.

Mike Wolff stated he had no additional comments. He reiterated lots 2 and 3 are consistent with surrounding lots and the lots 1 and 4 will go to adjacent landowners.

Mr. McCalister and Mr. Lewis asked about the remaining interior lot.

Mrs. Fowler stated that there is 450 feet of access that runs along Williams Ave. Mr. Wolff stated there is also 100-foot access on the St. Maurice side.

Mr. Cooper made a motion to approve the application. Mr. Claiborne seconded, the motion carried unanimously.

- B. Application by Joseph Brant & Felix Clint III Perot to rezone the following location: Lots 4 & 5 on Plat of Aswell Property, N Side College Avenue Between Jefferson St. & Cypress Avenue, Less 8 feet Off Lot 5 from R-2 One-Family to B-1 Commercial Transition Business District to operate an office. Variance requested Variance of six (6) of the required thirteen (13) off street parking spaces. (206 University Parkway)

Mrs. Fowler stated his application is to rezone from a residential zoning classification that is R-2 to B-1 Commercial with a variance of six parking spaces.

Mr. McCalister stated that he could hear Chairman Whitehead but could not hear Mrs. Fowler when she spoke to the commission.

Chairman Whitehead made a brief summary of the application for Commissioners. He stated it was his understanding that this application is to rezone what has been traditionally zoned R-1 to B-1 for an insurance agency. Unfortunately, because the size of the square footage of the house a waiver of parking is requested. Applying our zoning requirements would require thirteen parking spaces and a waiver six parking spaces. He stated that there is mix zoning along University Parkway.

Mrs. Fowler stated that Advance Techniques Cosmetic which is a commercial establishment is zoned R-2 but is a grandfathered use.

Joseph Brant Perot stated he had no additional comments.

Mr. M. Lewis asked how many employees Mr. J. Perot has at this location.

Mr. J. Perot stated that currently he is the only one on site. He stated that potentially another person could be hired to work at the location.

Mr. Cooper asked on a busy day at your office is there ever more than four people on site at the time.

Mr. J. Perot stated that no there has not been a time when there will four clients at his insurance office at the same time.

Mr. Cooper made a motion to approve the application. Mr. Brown seconded, the motion carried unanimously.

- C. Application by the City of Natchitoches to rezone the following: 39.61 Ac. Being $\frac{1}{2}$ Int. In 79.22 Ac. Described as W $\frac{1}{2}$ of SE $\frac{1}{4}$ Sec. 20-87 and 73.004 Ac E $\frac{1}{2}$ Of SE Sec. 20-8-7, Less 6.216 Ac To Hwy from B-3 Commercial Community & Central Business to I-1 Light Industry to facilitate industrial economic development projects on tracts of land at the I-49/Hwy 478 Interchange in Natchitoches Economic Development District B. (tracts of land located Southwest of the I-49/LA Hwy. 478 Interchange and adjacent to Bayou Blue Rd.)

Mrs. Fowler stated she was representing the Mayor and City Council on this rezoning. The City Council recently adopted the Louisiana Highway 478 corridor land use-zoning plan that was done on April 14, 2020. The city was to support economic development projects in areas of our interstate interchange. This location is one that is adjacent or near LA Hwy. 478 and I-49 corridor. The application you have is exhibit 3. If you look at your exhibit, you will be looking at the Natchitoches 478 zoning plan that was approved by the council and I spoke with each of you a little in advance individually to share where the property lies and where the two parcels of land are that are to be rezoned. In your exhibit, you have a copy of the property map in the area of Hwy. 478. The two parcels are the Hawley Group, LLC and Tabletop Land & Development and Hawley Group, LLC parcels. They flank by Bayou Blue Rd., which comes off the Hwy. 478 ramp. You also have a list of property owners that were noticed and the office received no inquires. The application will be to rezone two parcels. One parcel is 39.61 acres and the other parcel is 73.004 acres. The landowners are in agreement with the zone change from commercial B-3 to industrial I-1 which is light industry zoning to facilitate the use of the properties and for the landowners to peruse and continue an application with the Louisiana Economic Development state office. They want to certify the sites as ready sites for industrial development.

Mr. McCalister made a motion to approve the application. Mr. Cooper seconded, the motion carried unanimously.

Other New Business

A. None

Report of Office Activities

Mrs. Fowler deferred report of office activities until next meeting.

Mr. Claiborne made a motion to adjourn the meeting. Mr. Cooper seconded; the motion carried unanimously.

Charles Whitehead, III, Chairman